

COMMUNITY AGENDA COMPONENT

COMPREHENSIVE PLAN

AUGUSTA-RICHMOND COUNTY, GEORGIA

JULY 2008



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PURPOSE

The *Community Agenda* document is the portion of the *Augusta-Richmond County Comprehensive Plan* that will guide the city's future and serve as the basis for the policy decisions of the city's elected and appointed leaders and staff. Local decisions should be consistent with the recommendations contained within this document. The *Community Agenda* contains a final list of identified community-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Plan*, community issues and opportunities have been delineated in order to create a short-term and long-term guide for citizens and community leaders to utilize.

PARTICIPATION PROCESS

1. Public Notification and Involvement

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Plan* (**Appendix A**). As with the *Community Assessment*, the *Community Agenda* was prepared with input obtained via open house public meetings, online surveys and direct contact with a variety of stakeholders. The following methods were used to generate community interest and participation in the planning process:

- Press releases regarding project updates and public meeting notices developed and distributed to media outlets.
- Public meeting notice developed and distributed to media outlets and community stakeholders.
 - Print version appeared in the *Augusta Chronicle*, *Metro Spirit*, *Metro Courier* and *Hola Augusta!*
 - Print version mailed directly to neighborhood associations and other stakeholders.
 - Print version distributed at public libraries and public recreation centers throughout the city.
 - Electronic copy sent to the stakeholders listed in the *Community Participation Plan*, as well as others identified during the planning process. Reminder e-mails sent as meetings were held.
 - Electronic copy sent to all city of Augusta employees. Reminder e-mails sent as meetings were held.
 - Electronic copy of meeting posted on the following web pages - City of Augusta, Planning Commission and Comprehensive Plan Update.
- Project Newsletter used to provide general information to the public and stakeholders and specific information about the plan update as the project progressed.
 - Electronic copy sent to all identified stakeholders.
 - Print copies mailed to neighborhood associations and other stakeholders.
 - Print copies distributed at public libraries and recreation centers throughout the city.
 - Print copies distributed at all comprehensive plan public meetings and hearings.
- Direct Outreach – Project information distributed and input sought at neighborhood association meetings and other venues besides the comprehensive plan meetings and hearings.
- Stakeholder Survey – Stakeholders listed in the Community Participation Program were asked to complete an online survey. Stakeholders were asked to provide input on community issues,

development projects and the vision for the future of the city. Reminder e-mails were sent to stakeholders.

- Surveys were developed to obtain input on goals, objectives and implementation measures to include in the *Community Agenda*.
 - Print copies of survey distributed at public meetings and hearings
 - Electronic copy of surveys posted online. Multiple e-mails sent to stakeholders asking them to complete the surveys.
- The project website was used to provide project updates and solicit input on the *Community Agenda*. The information on the website included the plan update schedule, survey forms and results, public meeting schedules, copies of maps, slide presentations and handouts and copies of project documents.

2. Public Meetings

Public meetings were held using a drop-in, open house format that facilitated one-on-one interaction between attendees and city officials and staff. The purpose of the public meetings held in June 2008 was to obtain final input on the list of Issues and Opportunities, get feedback on the preliminary character areas and obtain input on the goals, objectives and implementation program to be included in the draft *Community Agenda*.

Upon signing-in at one of the June meetings, attendees were given handouts and asked to view a PowerPoint presentation containing background information on the comprehensive plan and the status of the plan development process. Planning Commission staff members were present to explain the presentation in more detail and answer questions. Attendees were then asked to complete two surveys, assign priorities to the preliminary list of Issues and Opportunities and review character area maps. The surveys requested feedback on the draft goals of the *Community Agenda* and the draft development objectives for each of the character areas. Survey materials and comment cards can be found in **Appendix B & C**.

The purpose of the public hearing held in July was to brief the community on the content of the *Community Agenda*, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the *Community Agenda* will be submitted to the CSRA Regional Development Center for review. The *Community Agenda* was also posted online and hard copies were distributed to public libraries and recreation centers to give residents additional opportunities to review and comment on the content.

3. Comprehensive Plan Committee

The Comprehensive Plan Committee, a standing committee of the Augusta-Richmond County Planning Commission, continued to meet during the development of the *Community Agenda*. The committee met to plan each round of public meetings (Meeting objectives, handouts, locations, etc.) and to review the information and feedback received at the public meetings / hearings and from other sources.

ISSUES AND OPPORTUNITIES

The list of issues and opportunities has changed since the first round of public meetings in January 2008. The following table contains the final list of issues and opportunities. Issues and opportunities related to land use are outlined for each of the character areas in the “Community Vision” section. Corresponding implementation measures for each of the issues and opportunities can be found throughout the Implementation Program Section. Please note that while the issues and opportunities have not been listed in order of priority, an asterisk has been placed next to ones that public meeting attendees indicated should be a priority.

AUGUSTA-RICHMOND COUNTY FINAL LIST OF ISSUES AND OPPORTUNITIES	
TOPIC: POPULATION	
1.	Attract new residents to Augusta by stressing the low cost of living, presence of high quality medical facilities and wide range of educational, recreational and cultural programs and services.
2.	Increase employment and housing options for young adults and young families.
3.	Promote construction of housing for smaller households.
4.	Invest in facilities and services that are attractive to retirees.
5.	Invest in improvements to education facilities and services that facilitate life-long learning.
6.	Attract jobs to the community that pay higher-than-average wages.
7.	Invest in programs and services that empower poverty-level households to become self-sufficient.
TOPIC: HOUSING	
1.	Provide housing in a mix of styles, sizes and price ranges throughout the city.
2.	Focus redevelopment efforts on neighborhoods identified as in-need of redevelopment. This includes both inner-city neighborhoods and some older suburbs.
3.	Provide incentives for private developers and non-profit organizations to construct and rehabilitate housing in redevelopment target areas.
4.	Provide financial and technical assistance programs to low and moderate-income homeowners, renters and first-time homebuyers.
5.	Increase code enforcement, especially in neighborhoods with high concentrations of vacant / dilapidated housing.
6.	Provide housing for the homeless and other special-needs populations.
TOPIC: ECONOMIC DEVELOPMENT	
1.	Continue programs and services that help to diversify the employment base in the city.
2.	Attract additional retail, service and entertainment establishments to the city, especially to inner-city neighborhoods and east and south Augusta.
3.	Continue programs and services that help existing businesses grow and expand.
4.	Attract and expand business investment in redevelopment target areas.
5.	Adjust job training programs as needed to adapt to changing occupational trends and to meet the needs of employers.
6.	Continue to implement downtown redevelopment projects and initiatives.
7.	Continue to promote the adaptive reuse of older commercial facilities.

**AUGUSTA-RICHMOND COUNTY
FINAL LIST OF ISSUES AND OPPORTUNITIES**

TOPIC: TRANSPORTATION

1. Implement transportation improvement projects that reduce congestion, enhance safety and security and provide facilities for bicyclists and pedestrians.
2. Increase the level and frequency of public transportation service in the city.
3. Decrease the number of vehicle trips by encouraging the use of alternative modes of transportation (bus, walking, biking), telecommuting, flexible work schedules and carpooling
4. Explore alternative financing options for transportation improvement projects
5. Promote infill development at higher densities to reduce distances between residential development and employment and shopping areas.
6. Promote more interconnectivity between streets and developments
7. Promote the use of access management techniques on major roadways to reduce motor vehicle conflicts and enhance safety.

TOPIC: COMMUNITY FACILITIES AND SERVICES

1. Address space needs for general government administration, judicial system and public safety.
2. Improve stormwater drainage to reduce flooding on streets, sidewalks and private property.
3. Provide public water and sewer service to meet projected needs.
4. Provide adequate solid waste collection and disposal services and encourage greater participation in household and yard waste recycling programs.
5. Provide park and recreation facilities to meet projected demand.
6. Make public facilities accessible to the handicapped and disabled.
7. Finance additional community facility and quality of life projects.

TOPIC: CULTURAL RESOURCES

1. Update and maintain cultural resource inventories and surveys.
2. Update the city's historic preservation plan.
3. Stabilize and protect cultural resources threatened by neglect or demolition.
4. Continue to encourage and facilitate the adaptive reuse of historic structures and sites.

TOPIC: NATURAL RESOURCES AND GREENSPACE

1. Protect the quality of drinking water sources from the effects of new development.
2. Encourage and facilitate the preservation of open space in new development.
3. Preserve additional open space for public use.
4. Implement local air quality initiatives under the auspices of the CSRA Air Quality Alliance.
5. Protect natural resources from the effects of soil erosion

TOPIC: LAND USE

1. Sprawl Pattern of Development.
2. Neighborhood Integrity.
3. Commercial Development.
4. Infill Development.
5. Community Appearance / Gateways.
6. Open Space Preservation.

COMMUNITY VISION

1. General Vision Statement

The following vision statement is a concise summary of preferences for the future of Augusta as expressed by residents and stakeholders during the preparation of the *Community Agenda*. The vision is reflected in the Future Development Map, the vision and recommended development patterns for each of the character areas and the implementation program. All are designed to address the list of issues and opportunities. Local decisions that adhere to the goals and supporting policies contained in the *Community Agenda* are designed to implement the community vision and the vision for each of the character areas.

Augusta is a clean, safe place to live, work and play with a diverse economy, abundant job opportunities, a variety of entertainment and recreation opportunities and a development pattern that is attractive to both residents and visitors. Downtown Augusta and several inner-city neighborhoods are revitalized and economic opportunity is available throughout the community. Suburban areas have a “sense of place” all their own with new mixed-use development coexisting with established neighborhoods. Sidewalks and multi-use trails connect residents to activity centers, greenspace and recreation facilities.

2. Future Development Map

The Future Development Map for Augusta actually consists of three maps: the Final Character Area Map, the Future Development Patterns Map and the Natural and Cultural Resources Map. Three maps are necessary in order to clearly convey information on future development patterns, account for the resources that need protection and identify the other areas requiring special attention. Augusta has opted not to include a separate future land use map in the comprehensive plan. The Future Development Map provides more flexibility in decision-making, affords opportunities to encourage more mixed-use and infill development at appropriate locations, and allows for the evaluation of development projects based on the community’s vision, goals and policies.

The Final Character Area Map shows the boundaries of the eight (8) character areas and uses symbols to identify the areas requiring special attention within each character area. The Protected Natural and Cultural Resources Map show the general location of water resources, greenspace and conservation areas and cultural resources to be protected in the future. The Future Development Patterns Map shows the recommended future development pattern for the city and the character areas, including major activity centers, commercial nodes and specific neighborhoods and areas earmarked for redevelopment. The Future Development maps are a graphic representation of the recommended future development pattern in the city. The maps are not meant to be used alone, but rather in conjunction with the overall goals and policies and the vision and recommended development patterns for each of the character areas.

There are some general points to make about the Future Development Patterns Map.

1. **Downtown Character District** – The Central Business District will continue to be a unique mixed-use area with redevelopment and revitalization continuing in accordance with a development plan currently (July 2008) being drafted for downtown Augusta and North Augusta, South Carolina.
2. **Old City Neighborhoods** – Redevelopment projects will be ongoing in neighborhoods targeted for such activities in order to stabilize them and enhance their attractiveness as places to live-work and play. Otherwise stable neighborhoods would continue to remain so.
3. **Suburban Development Areas** – These areas will continue to reflect the predominant characteristics of suburban areas, with stable, low-density residential subdivisions being the predominant land use. Institutional land uses will be scattered throughout these areas. Commercial corridors and nodes will be another defining characteristic as noted on the map. Light industrial and warehousing uses will be located on or near major commercial corridors and nodes, in industrial parks and along frontage roads. New mixed-use and infill development will be encouraged at appropriate locations to reduce automobile traffic, create pedestrian-friendly spaces and establish a sense of place in suburban locations.
4. **Commercial Corridors** – These represent existing commercial corridors that have developed along the principal arterial highways in the city. There are opportunities for infill development and redevelopment at locations along these corridors. The overall objective is to minimize the extension of these corridors beyond their current limits and, when extended, provide sufficient buffers between non-residential uses and adjoining residential areas.
5. **Minor Commercial Nodes** – These represent intersections of principal and minor arterial highways where commercial development is already established or is desired as part of the future vision for the city. These are intersections where neighborhood-oriented businesses, convenience shopping and smaller shopping centers are or will be located.
6. **Major Commercial Nodes** – These are located where I-20 and I-520 intersect the principal arterials highways in the city. These are the locations where the highest concentration of commercial, light industrial and warehousing development are and will be located. The commercial uses include a mix of highway and freeway-oriented businesses, larger shopping / retail centers, entertainment and eating / drinking establishments and some neighborhood and convenience type businesses.

Due in part to the pending widening of Windsor Spring Road, the intersection of Windsor Spring and Tobacco Road is considered an emerging major commercial node. While two conventional shopping centers and a number of standalone commercial uses are located at the intersection, it could become the focal point for mixed-use, pedestrian friendly development. Such development could help establish a sense of place in this part of the city.

7. **Industrial** – Industrial and warehousing uses are scattered throughout the community, with most of the heavy industry concentrated at large sites in East Augusta. Most of the remaining sites

suitable for new or expanding industry, particularly heavy industry, are located east of Mike Padgett Highway (SR 56) or in established industrial parks (e.g. Augusta Corporate Park). Due to the proximity of some sites to water resources and conservation areas, environmental considerations will be important in evaluating the suitability of such sites for industrial use.

8. **Regional Activity Centers** – These centers have been, and will continue to be the focal point for a mix of commercial, office, employment, education and recreation. Some of the activity centers, such as the one centered on Doctor’s Hospital, have sites available for additional development. Others, such as the one including the medical center and Paine College, are expanding into adjacent areas and creating transitional zones in the process.

3. Character Area Narrative

The Character Area Narrative section includes separate tables with the following information for each character area: a vision statement, description of recommended development patterns, the State Quality Community Objectives to be addressed, the appropriate land uses for the character area, the existing zoning pattern and the potential / recommended changes to zoning and development regulations. Implementation measures are outlined in the Implementation Program section. These implementation measures provide specific actions to help the city reinforce and build upon the character defined for each area.

The final character area boundaries are based on a combination of geography and the defining characteristics of each area. The CBD is unique among the character areas because of its history, mix of land uses and general development pattern. East Augusta is also unique because of its high concentration of industrial uses, some of which are in close proximity to residential areas, and environmentally-sensitive land uses. Other character areas, including West Augusta, South Augusta and Belair, are similar to one another due to their suburban-style development pattern. A traditional neighborhood development pattern is common to most of the Old City neighborhoods.

It is important to note that all of the character areas have some important characteristics in common, and thus overlay all of them. All of the character areas have water resources, both surface and groundwater, that must be protected. All have identified gateways into the city, all of which are the focus of a wayfinding signage program that is being implemented by the Augusta Metro Convention and Visitors Bureau. Regional activity centers are located in several of the character areas, and three areas – Belair, South Augusta and South Richmond – are experiencing development at a more rapid pace than other areas. Agricultural and forest resources are most concentrated in South Richmond. Historic (cultural resources) are most concentrated in the CBD and Old City neighborhoods, but are also located on scattered sites throughout the city. The CBD and several Old City neighborhoods are in need of redevelopment, as are identified target areas in East and South Augusta.

DOWNTOWN CHARACTER AREA

Location and General Description: Located adjacent to the Savannah River, downtown is where the city was founded and first developed. Downtown has the characteristics of a traditional central business district, including a wide variety of land uses (retail, office, cultural, entertainment, financial, government, open space, industrial and institutional), high level of access for vehicles, pedestrians and transit, a mix of architectural styles, medium to high-density residential development, and commercial buildings with no front or side setbacks.



TYPICAL CHARACTER

- Dense, mixed use development pattern
- Access by all transportation modes
- Variety of historic resources and architecture
- New construction, some of which is not compatible with existing buildings in size, scale, amassing, form, orientation, setback and materials.

Downtown redevelopment has been ongoing for over twenty-five years. A number of large public and private projects have resulted from a downtown development plan first published in 1982 and updated in 1995 and 2000. These projects include the Augusta Riverwalk, Augusta Riverfront Center, Riverplace Condominiums, Fort Discovery, the Augusta Museum of History, the Morris Museum of Art and Springfield Village Park. A new downtown development plan is being prepared in cooperation with North Augusta, SC and will be completed in early 2009.

Developers, merchants and property owners have initiated downtown redevelopment projects on their own. Historic buildings have been renovated and are being adaptively reused as professional offices, restaurants, nightclubs, artist galleries, antique shops, meeting and reception facilities, and specialty shops. Apartments and condominiums have been created on the upper floors of many commercial buildings. The result is a downtown that is making a comeback due to the commitment of many people and sizable private and public investment.

DOWNTOWN AUGUSTA CHARACTER AREA

Vision for Downtown: Downtown Augusta will maintain and enhance its historic character and unique mix of land uses. Downtown will continue to reflect the predominant characteristics of a historic central business district, while at the same time adapting to the changing environment around it. Underutilized parcels will be redeveloped in a manner consistent with the overall vision for downtown and with respect for existing development patterns and the historic architecture in the area. Redevelopment will include new medium and high density housing, additional commercial and office development, new civic and institutional facilities and shopping and entertainment facilities. Adaptive reuse of historic buildings will be a key component. New development will respect the scale, massing, architecture and other design elements of the existing historic structures.



New mixed-use development that follows the character and design of historic downtown



A new parking garage that blends with adjacent buildings

RECOMMENDED DEVELOPMENT PATTERNS

1. New residential, commercial and institutional development built in accordance with established design guidelines and with respect for the historic character and traditional development pattern of downtown.
2. Medium and high-density housing in both new structures and existing buildings
3. Office, retail, service and entertainment development in both new and existing structures
4. Enhanced arts, entertainment and sports facilities.
5. Stronger physical connections between the riverfront and downtown.
6. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other development.
7. Attractive gateways to the city supplemented by a coordinated way finding signage.
8. Transportation system that accommodates all modes of travel and is accessible to all.

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the downtown character area will promote the following Quality Community Objectives:

- Regional Identity
- Appropriate Business
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

DOWNTOWN AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Medium Density Urban Residential (4-6 units / acre) • High Density Urban Residential (> 6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • B-2 (General Business) – All types of office, commercial and residential uses, including mixed-use developments, are permitted in this district. Certain commercial uses permitted only by special exception. Industrial uses are not permitted. • L-I (Light Industrial) – All types of office, commercial, light industrial and warehousing uses are permitted in this district. Heavy industrial and residential uses are not permitted. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and part of downtown Augusta. The list of permitted land uses is more restrictive than in the underlying zone, and development plans are subject to review by the Riverfront Development Review Board. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. • Downtown Local Historic District – An overlay district established under the city’s historic preservation ordinance that covers a large part of the downtown. Any material change affecting the exterior of property within the district is subject to design review by the city’s Historic Preservation Commission. The underlying zoning is not affected by the historic district designation. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Rezoning - Consider rezoning areas currently zoned L-I (Light Industrial) to B-2 (General Business) • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that would replace the existing zoning classifications in downtown with a district that allows residential and non-residential uses on single sites or in single structures. • Form-Based Code or Conservation District Design Guidelines • PDR (Planned Development Riverfront) - Amend boundaries, development standards and / or list of permitted uses to achieve goals and objectives of the Joint Master Plan for Augusta, Georgia and North Augusta, South Carolina Regional Urban Core
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

OLD CITY NEIGHBORHOODS CHARACTER AREA

Location and General Description: This character area includes predominantly residential neighborhoods located within the old city limits of Augusta. Most of these neighborhoods were developed prior to World War II and reflect the major characteristics of so-called “traditional” neighborhoods. The traditional neighborhoods include Olde Town, May Park, Uptown, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg (including the area formerly known as West End), Academy-Baker, Pendleton King, Summerville and Sand Hills.

With the exception of Uptown, the remaining neighborhoods reflect a combination of characteristics found in traditional neighborhoods and post-war suburbs. Among the characteristics that distinguish Highland Park, Albion Acres / Forest Acres and Forest Hills as newer neighborhoods are the predominance of single-family detached units on lots of similar size, residential uses separated from other uses, a varied street pattern with curvilinear patterns predominating, few, if any, sidewalks, off-street parking with driveways and commercial uses at the edge of the neighborhood.

Uptown is a neighborhood that has been in transition for many years. Low-density residences were once the predominant land use in the neighborhood, along with some institutional uses. Today, the area is dominated by a regional activity center that includes the medical complex, commercial land uses, professional offices and Paine College. Low density residential development is still evident on 2-3 streets in the northwest corner of the neighborhood, but the overall transition is expected to continue. The Medical College of Georgia (MCG) will purchase and redevelop the 15 acres that was until recently the site of the Gilbert Manor Public Housing complex. MCG also plans to purchase other property off the main campus for new student housing. In addition, MCG Health, Inc. has been expanding into the area west of 15th Street and is expected to continue to do so.



Historic residential structures / Olde Town neighborhood

TYPICAL CHARACTER

- Mix of traditional neighborhoods and post-war suburbs
- Varying architectural styles and housing types
- Varying lot sizes
- Institutional and neighborhood commercial interspersed with residential
- Grid pattern of streets
- Alleys in several neighborhoods
- Sidewalks in many neighborhoods
- Medium-to-high access to public transit

OLD CITY NEIGHBORHOODS CHARACTER AREA

Vision for Old City Neighborhoods: The focus of activity in this character area will be continued redevelopment in some neighborhoods and maintaining the stability in other neighborhoods. Redevelopment is occurring, and will occur, in several “traditional” neighborhoods, including Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg and Sand Hills. The vision for redevelopment includes the removal of deteriorated and dilapidated structures, the construction and / or rehabilitation of single-family housing, new commercial establishments and offices, more shopping and entertainment facilities, more community facilities and services, more job opportunities and improvements in the appearance of the neighborhoods. Physical redevelopment will be done in a manner consistent with existing development patterns and the historic character and architecture of these neighborhoods. Residential land uses will continue to predominate in these neighborhoods as redevelopment progresses. The remaining neighborhoods are relatively stable and any needed public actions will be designed to reinforce that stability.



Open space is an asset to new residences in a redeveloping neighborhood



Infill housing can match the scale and design of existing houses and still be affordable

RECOMMENDED DEVELOPMENT PATTERNS

1. Maintain low-density single-family residential development in areas where it is already the predominant land use. Protect from encroachment by conflicting land uses.
2. Infill residential development at densities compatible with the surrounding area. Site design reflects traditional neighborhood patterns and existing architectural styles.
3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities.
4. Additional commercial and retail development in under-served neighborhoods.
5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments.
6. Expanded regional activity center encompassing the medical complex and Paine College. More direct connections between the activity center and downtown.
7. Expanded academic facilities at Augusta State University campus on Wrightsboro Road
8. Attractive gateways supplemented by a coordinated way finding signage

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Old City Neighborhood character area will promote the following Quality Community Objectives:

- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Educational Opportunities
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

OLD CITY NEIGHBORHOODS CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the old city neighborhoods • R-2 (Two-Family Residential Zone) – covers parts of a few neighborhoods and spot zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) • PUD (Planned Unit Development) Zone – located on a few scattered sites. • P-1 (Professional / Office) Zone – concentrations in the medical center area and the vicinity of Trinity Hospital and the Uptown VA • B-1 (Neighborhood Business) Zone - generally confined to major streets and major intersections • B-2 (General Business) – generally confined to major streets and major intersections • L-I (Light Industrial) – generally confined to areas near downtown and where light manufacturing and warehousing facilities are located • H-I (Heavy Industrial) – generally confined to locations where heavy manufacturing done • PDR (Planned Development Riverfront) – covers part of the Savannah riverfront in Olde Town and the area in Harrisburg between the Augusta Canal and the river • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid waste are prohibited. • Local Historic District – An overlay district established under the city’s historic preservation ordinance that covers the Summerville neighborhood and part of the Olde Town neighborhood. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

SOUTH AUGUSTA CHARACTER AREA

General Description: Suburban developed areas immediately south of the old city limits and bordering Fort Gordon. South Augusta is characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately ¼-acre in size. Apartment complexes are scattered throughout the area and usually located in close proximity to employment centers, shopping and major roads. Curvilinear street patterns predominate. There are generally few amenities for pedestrians (i.e. sidewalks, crosswalks), and transit service is more limited than in the old city neighborhoods.



Example of Existing Single-Family Residence

TYPICAL CHARACTER

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Residential separated from other uses
- Low pedestrian orientation
- Little or no public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Two Regional Activity Centers
- Conservation Area and Greenspace – Butler Creek, Rocky Creek

Institutional uses, mostly churches, are scattered throughout the area. There is a concentration of larger institutional uses, including the East Central Georgia Regional Hospital, Regional Youth Detention Center and Development Campus and the Charles B. Webster Detention Center. Augusta Technical College represents another major institutional use. Commercial development is characterized by shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway (I-520) interchanges. The Augusta Mall is at the center of a regional activity center located where South Augusta joins two other character areas.

South Augusta has been the focus of new residential and commercial development in recent years. New public schools have been built, and public utilities upgraded and expanded to accommodate the growth. Growth is expected to continue on the remaining undeveloped tracts in close proximity to established residential and commercial uses.

SOUTH AUGUSTA CHARACTER AREA

Vision for South Augusta: South Augusta continues to reflect a mix of housing types at low-to-medium densities, while preserving the suburban-style, single-family residential character that is predominant in the area. Targeted neighborhoods are revitalized through code enforcement, removal of blight, infrastructure improvements and public-private investment in new and rehabilitated housing. Large abandoned commercial properties are redeveloped into attractive, mixed-use facilities. Established activity centers are the focus for enhanced recreation and education activities, retail investment and job opportunities. Public investment has strengthened existing neighborhoods and created a climate conducive for private development that complements the existing in style, appearance and location. Attractive mixed-use developments are located on sites appropriate for infill development.



New infill residential development should be compatible with the scale and density of existing development



New commercial development close to the street improves visibility and creates a pedestrian-friendly shopping environment.

RECOMMENDED DEVELOPMENT PATTERNS

1. Maintain low-density single-family residential development in areas where it is already the predominant land use.
2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles.
3. Redevelopment projects (housing and economic development) in targeted neighborhoods, and at large abandoned commercial or industrial sites, targeted for such activities.
4. Additional commercial and retail development at major intersections near underserved neighborhoods.
5. Expanded regional activity center in the areas around Augusta Mall, Augusta Technical College and Diamond Lakes Park.
6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, greenways, neighborhood businesses and services).
7. Attractive gateways supplemented by a coordinated way finding signage

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the South Augusta character area will promote the following Quality Community Objectives:

- Open Space Preservation
- Environmental Protection
- Educational Opportunities
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Infill Development
- Sense of Place

SOUTH AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – generally confined to scattered sites in the Barton Chapel Rd. and south of Tobacco Rd. in the vicinity of Ft. Gordon Gate 5. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. • R-MH (Manufactured Home Residential) Zone - generally confined to scattered sites in the Barton Chapel Rd. area, and south of Tobacco Rd. between Peach Orchard and Windsor Spring Rd. • R-2 (Two-Family Residential Zone) – Few if any duplex zones in the character area. • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. • P-1 (Professional / Office) Zone – Located on a few scattered sites. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections • B-2 (General Business) – Generally confined to major streets and major intersections • L-I (Light Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Consider rezoning remaining pockets of A (Agricultural) tracts to either R-1 (One-Family Residential) or R-MH (Residential Manufactured Home) • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment. • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. Target appropriate infill sites for this zoning classification.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

WEST AUGUSTA CHARACTER AREA

Location and General Description: Suburban developed area in the northwest part of the city bordering Columbia County. Like South Augusta, West Augusta is an area reflecting the suburban development patterns of the last 50-60 years. Low-density residential subdivisions and commercial development, dating from the 1950's-1980s, are predominant in the area. Apartment complexes of varying ages are scattered throughout the area. Developable land has become scarcer in recent years, resulting in the development of more attached townhouse and condominium complexes. Transit service is more limited than in the old city neighborhoods.



TYPICAL CHARACTER

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Residential separated from other uses
- Low pedestrian orientation
- Little or no public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Martin Marietta Quarry
- Regional Activity Center – Augusta Exchange,
- Augusta Canal National Heritage Area
- Surface water resources – Rock and Raes Creeks, Savannah River

Commercial development in West Augusta is characterized by shopping centers, professional offices and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges. The Augusta Exchange Shopping Center functions as a regional commercial center. Low-density light industrial and warehousing uses are located in close proximity to interstate interchanges. The one sizable heavy industry is the Martin Marietta rock quarry located between Riverwatch Parkway and the Augusta Canal.

The Augusta Canal National Heritage Area is a historic resource and linear greenspace trail of regional, state and national significance. Additional greenspace areas and potential linear trail routes are scattered throughout the area. Gateways into the city include I-20 at Riverwatch Parkway, I-20 at Washington Road and Riverwatch Parkway from I-20 to downtown. The Augusta National Golf Course is a major landmark in the area.



Raes Creek

WEST AUGUSTA CHARACTER AREA

Vision for West Augusta: Intended to promote limited development of the remaining vacant tracts while preserving the single-family residential character that is predominant in the area. Commercial development will be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential areas. Mixed-use development will be encouraged on sites being redeveloped.



Narrow setbacks, sidewalks and street trees make neighborhoods more attractive and walkable.



Bike lanes and multi-use trails can connect neighborhoods to activity centers such as schools, recreation facilities and greenspace.

RECOMMENDED DEVELOPMENT PATTERNS

1. Maintain low-density single-family residential development in areas where it is already the predominant land use.
2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles.
3. Additional commercial and retail development confined to designated interchanges and intersections.
4. Promote mixed-use development at appropriate locations to reduce development footprint, encourage more walking and biking and create a sense of place.
5. Allow for limit industrial and warehousing development in areas where already located. Provide adequate buffers from adjoining residential, public and institutional development.
6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to schools, parks, community centers, greenways, neighborhood businesses and services.
7. Attractive gateways into the city supplemented by a coordinated way finding signage

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the West Augusta character area will promote the following Quality Community Objectives:

- Open Space Preservation
- Environmental Protection
- Educational Opportunities
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Infill Development
- Sense of Place

WEST AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – generally confined to public lands along the riverfront and Augusta Canal. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. A few scattered R-1D and R-1E zones. • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones in the character area. • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area and to some of the newer single-family attached dwellings and condominiums. • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. (see Woodbluff and Willow Ridge) • P-1 (Professional / Office) Zone – Located on a few scattered sites, such as the intersection of Walton Way Ext. and Pleasant Home Rd. and Skinner Mill and Robert C. Daniel, Jr. Parkway. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections • B-2 (General Business) – Generally confined to major streets and major intersections • L-I (Light Industrial) – Generally located on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – generally confined to the area on and around the Martin Marietta rock quarry. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and the Augusta Canal in the character area. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. <p>Potential Amendments to Current Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

EAST AUGUSTA CHARACTER AREA

Location and General Description: East Augusta is characterized by a mix of natural resource areas, industrial uses and limited residential and commercial land uses. Residential development includes some conventional subdivisions dating from the 1950s -1970s, some apartment complexes and newer townhouse and condominium development, some of which is located along the Savannah Riverfront. The conventional subdivisions are concentrated in the northeast (e.g. Hornsby, Eastview, and Marion Homes), central (e.g. Hyde Park, Aragon Park, Lombardy and Virginia Heights) and south central (e.g. Apple Valley) parts of East Augusta. All of these conventional subdivisions are located in close proximity to industrial land uses.



Example of Single-Family Residence

Commercial development is fairly limited and characterized by stand-alone businesses such as convenience stores, gas/food marts, and discount retailers. East Augusta is home to much of Augusta's warehousing, light industry and heavy industry. Heavy industries include those producing chemicals, paper and wood products, clay products, transportation equipment and food products. Warehousing facilities tend to be located in close proximity to the surface transportation network especially along the major highways and near interstate interchanges, or in close proximity to railroad lines.

TYPICAL CHARACTER

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Low pedestrian orientation
- Some public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Regional Activity Center – Augusta Regional Airport
- Natural Resources and Conservation Areas



Heavy industry on Columbia Nitrogen Road

EAST AUGUSTA CHARACTER AREA

Vision for East Augusta: The predominant low-density, single-family residential character of East Augusta's established neighborhoods is preserved. At the same time, targeted neighborhoods and streets are revitalized through code enforcement, removal of blight, infrastructure improvements and public-private-nonprofit investment in new and rehabilitated housing. The neighborhoods and nearby industry coexist, but are separated from one another. New industry is concentrated near Augusta Regional Airport. A new gateway and major commercial node has been developed at the I-520 / Sand Bar Ferry Rd. interchange. Conservation and environmentally-sensitive areas are preserved and used for education, recreation and eco-tourism.



Affordable infill housing can come in a variety of styles and sizes to fit redevelopment goals



Neighborhood commercial development is attractive to residents and visitors

RECOMMENDED DEVELOPMENT PATTERNS

1. Maintain low-density single-family residential development in areas where it is already the predominant land use.
2. Limited infill residential development at appropriate locations and at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles.
3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities.
4. Additional commercial and retail development in underserved neighborhoods.
5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments.
6. New development and gateway at I-520 @ Sand Bar Ferry Rd. / Laney-Walker Blvd. interchange.
7. Expanded regional activity center (e.g. new business and industry) encompassing Augusta Regional Airport and surrounding area.
8. Any new heavy industry located in areas removed from established neighborhoods.
9. Continued preservation and management of significant natural resources (Phinizy Swamp, Savannah River, etc.), promote their use for passive-use tourism and recreation.
10. Attractive gateways supplemented by a coordinated way finding signage.

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the East Augusta character area will promote the following Quality Community Objectives:

- Appropriate Business
- Open Space Preservation
- Environmental Protection
- Educational Opportunities
- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Infill Development

EAST AUGUSTA CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns) See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – Covers much of the Phinizy Swamp, Savannah River floodplain and other low-lying land in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – Most conventional suburban residential subdivisions in the character area are zoned R-1C. • R-MH (Manufactured Home Residential) Zone – A few sites so zoned • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to conventional apartment complexes • PUD (Planned Unit Development) Zone – a mixed-use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Few, if any, professional zones • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections. • B-2 (General Business) – Generally confined to major streets and major intersections. • L-I (Light Industrial) – Most concentrated on sites along Sand Bar Ferry Rd. and Laney-Walker Blvd. Ext. and on scattered sites elsewhere. • H-I (Heavy Industrial) – Most concentrated in industrial parks and sites located along or near the following roads: Columbia Nitrogen, Sand Bar Ferry, Gordon Hwy., Doug Barnard Pkwy. Mike Padgett Hwy., Marvin Griffin Rd. and Goshen Industrial Blvd. • PDR (Planned Development Riverfront) Zone – An overlay district covering the Savannah riverfront, including that portion of the river levee between East Boundary and a point near the intersection of Sand Bar Ferry Rd. and Laney-Walker Blvd. Ext. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Consider rezoning the Marion Homes subdivision to a single-family classification
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

BELAIR CHARACTER AREA

Location and General Description: Belair includes land uses and development patterns typical of suburban developing areas, rural residential areas and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (e.g. Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Low-density, suburban residential development started to occur in the 1950s and accelerated in the last 25 years. The opening of Jimmie Dyess Parkway in 1998 fueled the development of several new subdivisions in the last decade. Most of the conventional subdivisions are in the area bounded by Gordon Highway, Powell Road, Wrightsboro Road and the Bobby Jones Expressway. Higher density single-family development and apartment complexes are clustered in the area around Doctor's Hospital. Rural residential uses, mostly a mix of stick-built and manufactured homes on larger lots, characterize the area west of Powell Road to the Columbia County line, and along part of Wrightsboro Road and Maddox Road.



TYPICAL CHARACTER

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Concentrations of attached townhouse and patio home development
- Residential separated from other uses
- Low pedestrian orientation
- No public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Regional Activity Center centered on Doctor's Hospital
- Proximity to Fort Gordon

Suburban commercial development in the area has been fairly steady over the last two decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses. The recently-opened T-Mobile Customer Service Center and the Automatic Data Processing, Inc. facility under construction are indicative of the types of service companies attracted to the area.



BELAIR CHARACTER AREA

Vision for Belair: Suburban pattern of development predominates with low and medium-density residential development concentrated in areas where already established. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial / warehousing development. Public facilities and services have been expanded to meet the demand of a growing population. The Doctor's Hospital activity center is home to a mix of health care-related businesses, offices, medium-density housing and commercial establishments. Jimmie Dyess Pkwy., Gordon Highway and Wrightsboro Rd. are attractive corridors with a limited number of vehicle access points.



Common open space can serve as a focal point and gathering spot in medium density residential development



Sidewalks, landscaping and buried utilities improve the appearance of commercial corridors and improve pedestrian access from nearby neighborhoods.

RECOMMENDED DEVELOPMENT PATTERNS

1. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions.
2. Promote mixed-use development blending residential and non-residential uses (schools, parks, recreation, neighborhood business, office).
3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area.
4. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, neighborhood businesses and services).
5. Wherever possible, connect established neighborhoods to a regional network of greenspace and trails
6. Promote interconnections between residential subdivisions via streets, sidewalks and multi-use paths.
7. Create linkages between conservation areas / greenways and adjacent development for bicycle-pedestrian access.
8. Maintain appropriate buffers between development and Fort Gordon.
9. Attractive gateways to the city supplemented by a coordinated way finding signage

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the Belair character area will promote the following Quality Community Objectives:

- Regional Identity
- Growth Preparedness
- Appropriate Business
- Educational Opportunities
- Employment Options
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Transportation Alternatives
- Regional Solutions
- Housing Opportunities
- Infill Development

BELAIR CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
	See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – Scattered throughout the area with concentrations between Wheeler Rd. and Wrightsboro Rd., along parts of Gordon Hwy. and west of Jimmie Dyess Pkwy. to the Columbia County line. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – Scattered throughout the area with concentrations in established and newer subdivisions off Belair Rd. and Dyess Pkwy. Isolated R-1B zone at the Sharon Rd. neighborhood. • R-MH (Manufactured Home Residential) Zone – A few scattered sites are so zoned. • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to some apartment complexes • PUD (Planned Unit Development) Zone – Hillcreek subdivision is the only PUD in this character area. • P-1 (Professional / Office) Zone – Few, if any, professional zones. Most professional offices located in commercial zones. • B-1 (Neighborhood Business) Zone – Generally confined to locations close to Doctor’s Hospital, including several attached townhouse developments. • B-2 (General Business) – Concentrated in the Doctor’s Hospital area, along and near the frontage roads, along parts of Wrightsboro Rd. and near the Dyess Pkwy. / Gordon Hwy. intersection. • L-I (Light Industrial) – Most concentrated on sites in the area bounded by Gordon Hwy., Barton Chapel Rd. and I-520, and northwest of I-20 • H-I (Heavy Industrial) – Most concentrated along frontage roads north of I-20. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. • Consider rezoning additional land from “A” (Agricultural) to R-1 (Single-Family Residential) to accommodate expected residential growth.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

SOUTH RICHMOND CHARACTER AREA

Location and General Description: South Richmond is another part of the city undergoing a transition. Rural residences, woodlands, surface water resources, open space and agricultural uses predominate, but some conventional suburban residential development is taking place. The rural residential development pattern is characterized by stick-built and manufactured houses on lots exceeding $\frac{3}{4}$ -acre in size. South Richmond has a high number of flagpole lot developments. Most rural residences tend to front on, or have access to the major arterial and collector roads in the area.



Woodlands, open space and agricultural uses are scattered throughout the area. Significant natural resources include the floodplains and wetlands of the Savannah River and the tributary creeks that drain the area (Spirit, Little Spirit and McBean). Aquifer recharge areas underlay much of the South Richmond area. The Spirit Creek Educational Forest is a conservation use located in the area.

Standalone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. The Albion Kaolin mine is the largest industry in this part of the city. The Augusta Corporate Park is a 1,730-acre industrial site owned and marketed by the Development Authority of Richmond County located on Mike Padgett Highway (SR56) near the Burke County line. Community facilities and institutional uses include the county landfill, public schools, fire stations and recreation facilities. Among the factors contributing to the transition that South Richmond is undergoing are the extension of water and sewer service, construction of new community facilities, lower cost of land, improvements to the road network and proximity of the area to major roads.

TYPICAL CHARACTER

- Low-density residential on lots exceeding $\frac{3}{4}$ acre.
- Mostly single-family detached units (stick-built and manufactured homes)
- Increasing subdivision development
- Little pedestrian activity or transit use
- Moderate-to-high degree of building separation
- Varied street / road pattern
- Off-street parking with driveways
- Scattered commercial and industrial development
- Scattered woodlands, farmlands and open space



SOUTH RICHMOND CHARACTER AREA

Vision for South Richmond: South Richmond will maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms and creeks. Additional suburban residential and commercial development will locate in areas designated for such uses. Industrial development will be limited to existing locations and the Augusta Corporate Park. Public facilities and services will be expanded as necessary to accommodate the growing population.



This conservation subdivision has a walking trail located between residences and wetlands



Natural buffers protect creeks and provide habitat for wildlife

RECOMMENDED DEVELOPMENT PATTERNS

1. Rural residential development scattered throughout the area
2. Target any new low-density residential for the “suburban” part of the character area.
3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area.
4. Promote the use of conservation easements by rural landowners
5. Confine any new neighborhood commercial and professional office development to designated intersections.
6. Confine industrial and warehousing uses to the Augusta Corporate Park site and any isolated sites already zoned for such uses.
7. Protect water resources and other environmentally-sensitive areas.
8. Establish attractive gateways to the city supplemented by coordinated way finding signage.

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the South Richmond character area will promote the following Quality Community Objectives:

- Regional Identity
- Growth Preparedness
- Educational Opportunities
- Employment Options
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Housing Opportunities
- Sense of Place

SOUTH RICHMOND CHARACTER AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)
	See Appendix D for a general summary of all zoning districts in Augusta
<ul style="list-style-type: none"> • Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Agriculture • Forestry 	<p>Existing Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • A (Agricultural) – This zone district covers a majority of the land area in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – R-1 zone covers a large area roughly bounded by Spirit Creek, Mike Padgett Hwy., Little Sprit Creek and Peach Orchard Road. Rezoned from “A” in recent years to accommodate residential development. Other single-family zones present on a limited, scattered-site basis. • R-MH (Manufactured Home Residential) Zone – Present on a limited, scattered-site basis. • R-2 (Two-Family Residential Zone) – Little if any property in the character area zoned for duplexes • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – multi-family zoning limited to scattered sites (see primarily the Goshen Plantation area). • PUD (Planned Unit Development) Zone – a mixed-use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Little if any property in the character area zoned for duplexes. • B-1 (Neighborhood Business) Zone – generally confined to spot locations and at major intersections • B-2 (General Business) – generally confined to spot locations and major intersections • L-I (Light Industrial) – generally confined to spot locations on major highways • H-I (Heavy Industrial) – generally confined to existing industry near the Savannah River, the Augusta Corporate Park site and the Albion Kaolin mine. <p>Potential Amendments to Current Zoning, Zoning Districts and Overlays</p> <ul style="list-style-type: none"> • Consider rezoning additional land from “a” (Agricultural) to R-1 (Single-Family Residential to accommodate expected residential growth.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

FORT GORDON CHARACTER AREA

Location and General Description: Fort Gordon is a federal military reservation covering approximately 55,000 acres and located about 9 miles southwest of downtown Augusta. Of the fort's total land area, approximately 44,000 acres are situated in Richmond County. The remaining acreage is located in the following counties: Jefferson, McDuffie and Columbia.

Fort Gordon is the home of the U. S. Army Signal School and Center, the military's largest training facility in communications and electronics. The installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only dental laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade.



As the largest employer in Augusta, Fort Gordon's economic impact on the local community is approximately \$1.4 billion annually. Land uses on the Fort include residences, offices, training facilities, recreation facilities, commercial establishments, a hospital, an elementary school, open space and operations and maintenance facilities. A substantial amount of the fort's acreage is wooded and / or used for training.



Unlike the other character areas in Augusta, Fort Gordon, which is a federal military installation, is not subject to local land use and development regulations. The fort is required to adhere to mandates for land use planning, coordination with other federal agencies and compliance with many federal laws and regulations. According to the *Partnership for Growth, Fort Gordon Joint Land Use Study*, (August 2005), military land use planning is

mandated by Army regulations. Installation master planning is based on Fort Gordon's missions and guidance contained in a variety of plans and documents. These plans and documents establish trends, strategies, programs and resource requirements used by the fort to make short and long-range decisions.

From an organizational standpoint, daily operations and long-range planning are the responsibility of the Garrison Commander and are coordinated with the Senior Mission Commander and Command Group. Land use management falls under the authority of the Installation Real Property Planning Board (RPPB). The RPMP develops the Installation Commander's long-range (20 year) plan for the orderly management and development of the real property assets of Fort Gordon, including land, facilities and infrastructure. Personnel in several branches are involved in land use planning for the fort.

When planning and implementing projects affecting the installation, fort personnel must comply with a variety of environmental, cultural, historic protection and restoration laws and regulations. In addition, Army regulations stipulate coordinated planning with other federal agencies, such as with the U.S. Fish & Wildlife Service regarding endangered species management on Army installations.

Vision and Future Development Pattern: Because Fort Gordon is not subject to local zoning and development regulations, cooperation and communication are integral in continuing the mutually beneficial relationship between the community and the installation. As outlined in the *Community Assessment*, the City of Augusta and Fort Gordon coordinate with one another on issues and projects related to education, land use, transportation, water resource protection, air quality, and water and wastewater service. In addition, the City of Augusta has participated in a number of planning studies on issues (noise, watershed management, future land use) affecting the fort and adjoining communities.

Most recently, the City participated in the preparation and adoption of the *Partnership for Growth, Fort Gordon Joint Land Use Study (JLUS)*, published in August 2005. The JLUS included the following vision statement for the fort and the adjacent communities:

VISION STATEMENT FOR FORT GORDON & ADJACENT COMMUNITIES

“To encourage an ongoing partnership that promotes development in the CSRA while protecting Fort Gordon’s missions and operating environment within a coordinated and flexible planning environment.”

Source: *Partnership for Growth, Fort Gordon Joint Land Use Study*, prepared by the CSRA RDC, prepared for Fort Gordon, Augusta-Richmond County, Columbia County, Jefferson County and McDuffie County, August 2005.

Fort Gordon is vital to the economy, social fabric and quality of life in Augusta and the CSRA. The future development pattern on the installation is one that will be attractive to those who live and / or work on the installation, as well as an asset to the community at large. The City of Augusta will continue the cooperative relationship with Fort Gordon to ensure that the installation’s current missions are achieved, to help add new missions and to ensure that land use adjacent to the fort is compatible with the installation’s missions and future development pattern. To accomplish the vision for Fort Gordon and the adjacent communities, the City of Augusta will implement the JLUS recommended action to prevent encroachment on the installation. The implementation of the JLUS recommendations, combined with the ongoing cooperation between the City of Augusta and Fort Gordon will help achieve the following State Quality Community Objectives:

1. **Regional Identity Objective:** Fort Gordon is an integral part of the area’s economy and way of life and a key component of the future health and well being of the city and region.
2. **Growth Preparedness Objective:** The *JLUS* recommendations and other related initiatives will help the City of Augusta and Fort Gordon prepare for future growth in a manner that is beneficial to both entities.

3. **Appropriate Businesses Objective:** An important component of the City's economic development strategy is to recruit military-related business and industry, stressing the availability of trained, experienced personnel at or retiring from Fort Gordon.
4. **Environmental Protection Objective:** The City of Augusta and Fort Gordon cooperate on a number of initiatives to improve air quality and protect environmentally sensitive areas. The Fort works daily to be a good steward of the environmental resources on the installation and to prevent off-site problems related to these resources.
5. **Regional Cooperation Objective:** The *JLUS* is but one example of the cooperation between Fort Gordon and the region's communities on a wide range of issues and concerns.
6. **Regional Solutions Objective:** The *JLUS* recommendations have been adopted by the Fort and adjoining local governments as a way of addressing land use issues in a common manner.

IMPLEMENTATION PROGRAM

This section outlines the strategy for implementing the Comprehensive Plan. The chapter outlines the goals and policies for each of the plan elements covered in the *Community Assessment*: Housing, Economic Development, Transportation, Community Facilities and Services, Historic (Cultural) Resources, Natural Resources and Greenspace, Land Use and Intergovernmental Coordination. The goals and policies address the issues and opportunities identified by stakeholders and through the *Community Assessment*. The final list of issues and opportunities are listed earlier in the *Community Agenda*. The chapter also includes the Short Term Work Program (STWP), the City's five-year plan of action for implementing the Comprehensive Plan.

Goals and Supporting Policies

The following goals and policies are the city-wide measures intended to reinforce the overall vision for the community and at the same time support the vision and recommended development patterns for each of the character areas. They also address the issues and opportunities outlined earlier in the Community Agenda. Goals are broad statements of the desired future the city wants to achieve through the Comprehensive Plan. Policies are the actions, incentives, coordination measures and regulations that help achieve the goals. The goals and policies are grouped in the following categories:

- Intergovernmental Coordination
 - Housing
 - Economic Development
 - Transportation
 - Community Facilities and Services
 - Historic (Cultural) Resources
 - Natural Resources and Greenspace
 - Land Use / Growth Management
-
- **Intergovernmental Coordination Goal – Use appropriate methods to ensure coordination and sharing of information with other city departments, community stakeholders, adjacent local governments and the general public**
1. Coordinate planning and development review with the Richmond County Board of Education
 - a. Planning Commission and School Board collaborate as necessary on new school location sites
 - b. Continue collaborating on plan review for new schools and school expansion / upgrade projects
 - c. Share information regarding population change, development patterns and school enrollment
 - d. Continue to have a School Board member as an ex-officio member of the Planning Commission

2. Coordinate planning and development review with the cities of Hephzibah and Blythe
 - a. Continue to review and update the Service Delivery Strategy for Augusta, Hephzibah and Blythe as a means of ensuring the effective and efficient delivery of public services throughout Richmond County
 - b. Continue the joint review and comment process required by the *Agreement to Resolve Land Use Classification Disputes*. The agreement, part of the Service Delivery Strategy, spells out an intergovernmental review process for proposed zoning or land use map changes affecting property within 1,000 feet of a common boundary.
3. Coordinate with Fort Gordon on issues of mutual interest and concern and in accordance with state law
 - a. Incorporate recommendations from the Fort Gordon Joint Land Use Study (JLUS) into the Comprehensive Plan and ongoing planning activities
 - b. Continue to seek recommendations from Fort Gordon regarding proposed rezoning or special exceptions affecting property within 3,000 feet of the fort boundary as required by O.C.G.A. 36-66.6 and included in Section 35-9 of the Comprehensive Zoning Ordinance for Augusta-Richmond County
 - c. Continue to coordinate with the fort on the operation, maintenance and improvement of the fort's water and sewer systems
 - d. Assist as necessary with the implementation of the Army Compatible Use Buffer (ACUB) program. This is a program in which the fort seeks to enter into land use and conservation easements with willing land owners, to limit incompatible development adjacent to mission sensitive areas on the installation.
 - e. Coordinate with Fort Gordon on the planning and implementation of projects related to land use, transportation, environmental protection (water quality, air quality, noise, etc.)
4. Integrate the Comprehensive Plan's recommended development patterns into the site plan and subdivision review processes
 - a. Use infrastructure improvements (water and sewer extensions, road improvements, etc.) to direct growth to infill areas, planned growth areas and areas in need of redevelopment
5. Increase public involvement in the city's planning and development process
 - a. Continue to publish and disseminate an annual report of the Planning Commission's activities and projects
 - b. Conduct an annual meeting of the Comprehensive Plan Committee to review development activities and assess the need for any amendments to the Comprehensive Plan
 - c. Use the Planning Commission website and other outlets to disseminate development information to the public and other stakeholders

Housing Goal - Provide housing choice, in a variety of price ranges, for both homeowners and renters.

1. Provide a regulatory climate conducive to housing development in a variety of price ranges
 - a. Work to remove any regulatory barriers to affordable housing
 - b. Explore ways to reduce the regulatory complexity in building codes and help spur the rehabilitation and reuse of existing residential structures
2. Preserve the existing housing stock through repair, rehabilitation and code enforcement.

3. Protect residential areas from encroachment by incompatible land uses and adverse environmental conditions.
4. Address the housing needs of an aging population by exploring tools that provide more housing choices for senior citizens (e.g. accessory living units)
5. Provide access to homeownership for first time buyers, especially low and moderate- income households.
6. Provide training and capacity-building assistance to established Community Housing Development Organizations (CHDOs)
7. Partner with CHDOs and other entities to provide affordable housing for low and moderate-income households
8. Assemble land and vacant properties for use in increasing the supply of affordable housing
9. Develop and implement redevelopment plans for neighborhoods identified as needing redevelopment
10. Rehabilitate owner and renter housing units occupied by low and moderate-income households
11. Establish homeownership counseling and training programs in cooperation with local providers
12. Coordinate neighborhood preservation and redevelopment initiatives with neighborhood associations, non-profit organizations, private developers and other stakeholders.

➤ ***Economic Development Goal - Expand the economic diversity of the community and foster a climate that is conducive to business growth and development.***

1. Promote quality of life enhancements that reinforce Augusta as a good place to live, work and play
2. Attract new business and industry to the city
 - a. Work with the Development Authority of Richmond County and other stakeholders in targeted marketing of the community to the following industries: life sciences, customer service, aviation and military
 - b. Work with the appropriate stakeholders to attract new retail and service establishments to underserved parts of the city
 - c. Locate new industry and business on appropriate sites in industrial parks, designated activity centers and elsewhere
 - d. Continue to offer financing programs, tax incentives and credits, and technical assistance to new and existing business and industry
3. Promote the growth and expansion of existing business and industry
4. Support the expansion of medical care, education and research throughout the city
 - a. Support the expansion of the Medical College of Georgia and other medical institutions
 - b. Foster the growth of medical research and development programs sponsored by the Georgia Medical Center Authority
5. Support Fort Gordon as a key component of the regional economy
 - a. Support the development of new missions at Fort Gordon and protect the fort from encroachment by conflicting land uses
 - b. Coordinate with the fort on other issues of mutual interest and concern related to land use, transportation, air quality, environmental protection, noise and community facilities and services
6. Provide a trained, educated labor force for new and expanding business

- a. Continue to support and advertise job training, business assistance and education programs available through the University of Georgia Small Business Development Center, CSRA Business League, Inc., Augusta Technical College, Georgia Tech Economic Development Institute and the CSRA Regional Development Center
- 7. Foster job creation and economic development in areas in need of redevelopment
 - a. Implement the Redevelopment Plan for Augusta's Tax Allocation District
 - b. Develop and implement redevelopment plans for neighborhoods identified as needing redevelopment
 - c. Offer incentives for investment in neighborhoods in need of redevelopment
- 8. Encourage the redevelopment of older retail shopping centers and districts
- 9. Promote the continued revitalization of downtown Augusta
 - a. Support and participate in the implementation of projects included in the Joint Master Plan for the Augusta, Georgia and North Augusta, South Carolina Urban Core

➤ ***Transportation Goal – A transportation system that is accessible to all citizens, provides for the efficient movement of people, goods and services, is integrated with planned land use, and provides mode choice.***

- 1. Promote planned improvements to the transportation network, including critical connections to other parts of Georgia and the Nation
 - a. Implement transportation improvement projects in the Augusta Regional Transportation Study (ARTS) *Long Range Transportation Plan* and *Transportation Improvement Program*
 - b. Support completion of the remaining segments of the Savannah River Parkway and Fall Line Freeway
 - c. Implement transportation improvement projects in the City's SPLOST-funded Construction Work Program
 - d. Promote the implementation of commuter and intercity rail passenger service through Augusta
- 2. Make more efficient use of the existing surface transportation system and encourage more walking and biking
 - a. Promote interconnectivity within and between subdivisions
 - b. Implement projects in the ARTS *Advanced Transportation Management System (ATMS) Master Plan* (February 2002)
- 3. Promote and support planned improvements to local airports
 - a. Implement applicable improvement projects at Augusta Regional Airport and Daniel Field
- 4. Maintain and expand the local public transportation system
 - a. Develop and implement an updated Transit Development Plan for Augusta Public Transit
 - b. Acquire a site and build a new transit transfer facility in south Augusta
- 5. Reduce or eliminate conflicts between freight railroad and vehicular traffic
 - a. Implement rail relocation projects in cooperation with the railroads and other stakeholders

6. Increase the number and extent of bicycle and pedestrian facilities
 - a. Implement projects in the ARTS Regional *Bicycle and Pedestrian Plan* (January 2003)
7. Improve access to/use of transportation facilities by the handicapped and disabled

➤ ***Community Facilities and Services Goal*** -Provide public facilities and services that meet the needs of residents and businesses, enhance the quality of life, and protect natural resources.

1. Expand municipal water and sewer systems in accordance with established plans
 - a. Implement improvements to the water and sewer systems in accordance with the Master Plan 2000 for Waste and Wastewater Systems, 2000, and any subsequent amendments to the plan.
2. Adjust the service area and / or location of fire stations in response to shifts in residential and commercial development patterns and to replace outdated facilities
3. Make improvements to roads and bridges that enhance safety, reduce congestion and respond to expected growth patterns
 - a. Implement road, bridge and drainage improvement projects included in the Construction Work Program for the City's Special Purpose Local Option Sales Tax Program
 - b. Implement road, bridge, transit, enhancement, and related projects included in the Transportation Improvement Program for the Augusta Regional Transportation Study
4. Provide alternative modes of transportation that meet the needs of those without automobiles, connect neighborhoods to schools and workplaces, and enhance recreation opportunities
5. Work with the Board of Education to maintain existing public schools and facilitate the development of new ones in appropriate locations
6. Provide and maintain recreation and park facilities that meet the needs of residents and visitors, contribute to economic development, and help protect natural resources
 - a. Implement recreation and park projects included in the City's Special Purpose Local Option Sales Tax Program
7. Support cultural and entertainment facilities that enhance the quality of life and contribute to tourism and economic development
8. Employ solid waste management practices that reduce the amount of waste going to the city landfill each year
9. Provide law enforcement facilities and services that protect the health, safety and welfare of residents, businesses and institutions
 - a. Make improvements to public safety facilities (police, fire, jail, EMS) as necessary to accommodate increased demand.

➤ ***Historic (Cultural) Resources Goal*** - Preserve historic resources and make them an integral part of tourism, economic development, neighborhood revitalization and heritage education.

1. Establish procedures for the ongoing identification, nomination and protection of historic resources.
2. Nominate new properties and districts to the National Register and to the Georgia Register of Historic Places as appropriate

3. Continue to protect and preserve historic and cultural resources through design review, adaptive reuse, technical assistance and other incentives
 - a. Support the design review process applicable to the established local historic properties and districts
 - b. Continue to improve the aesthetics and appearance of historic districts with signage, lighting, landscaping and other public improvements.
 - c. Support tax credit and other monetary incentives for the preservation and adaptive reuse of historic resources.
 - d. Offer incentives for rehabilitating and reoccupying vacant, historic residential and commercial structures.
 - e. Partner with the Augusta Tomorrow, the Downtown Development Authority and other stakeholders to continue revitalization of downtown Augusta and the adjoining neighborhoods.
 - f. Encourage residential development in the upper floors of historic commercial buildings in downtown Augusta
4. Support heritage education programs in the community
 - a. Partner with neighborhood associations, the Augusta Canal Authority, local history museums and other stakeholders to increase public awareness about the city's history, historic and cultural resources and the individuals and institutions that have played a role in the city's history
 - b. Establish heritage education as part of the curriculum in local schools

➤ ***Natural Resources and Greenspace Goal - Protect natural resources and use them as appropriate to provide recreation opportunities, educate the public and increase tourism. Use Greenspace to protect natural resources, provide additional recreation resources and enhance the quality of life for all.***

1. Protect Augusta-Richmond County's watersheds
 - a. Continue to implement and enforce the provisions of local ordinances related to the protection of aquifer and floodplains, water supply watersheds and the Savannah River corridor
 - b. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect surface water resources
 - c. Implement Best Management Practices included in the Augusta-Richmond County Watershed Assessment
2. Protect August-Richmond County's groundwater recharge areas
 - a. Continue to implement and enforce the provisions of the local groundwater recharge ordinance
 - b. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect groundwater resources
3. Protect water quality and prevent flooding
 - a. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect water resources
 - b. Continue to monitor water quality and detect and eliminate illicit discharges into local creeks and tributaries
 - c. Pursue the development of stormwater management infrastructure

- d. Continue to implement the city's Hazard Mitigation Plan related to flood-prone properties
- e. Continue to implement education and outreach programs related to water pollution and water quality issues
- f. Encourage voluntary actions by citizens, agencies and organizations related to water protection and water quality
- 4. Continue to implement the Community Greenspace Program
 - a. Acquire properties or interests in properties, through donation, conservation easements or purchase for the Community Greenspace Program.
 - b. Coordinate the Community Greenspace Program with the activities of other stakeholders, such as the Augusta Canal Authority, Phinizy Swamp Nature Park, and the Recreation and Parks Department
- 5. Protect the tree cover and open space in urbanizing parts of the city
 - a. Continue to implement and enforce the provisions of the city's Tree Ordinance, and adopt amendments to the same as necessary
 - b. Encourage more use of the Conservation Subdivision design in and near environmentally-sensitive areas

➤ ***Land Use / Growth Management Goal - Promote a land use pattern that accommodates growth and revitalization while protecting established residential areas and natural resources.***

Policies Supporting the Land Use / Growth Management Goal

The following policies will guide overall land-use decision-making in the city. The policies outlined here build on the existing policies, taking into account the future vision for the city, recent changes in land use, and the input provided by the public and other stakeholders. They reflect the city's basic approach to future land use, which is to protect neighborhoods, support redevelopment in targeted areas and encourage a mix of infill development and new construction in areas where urban services are either available or planned.

1. Guiding Policy: Encourage the preservation of residential areas by protecting them from the encroachment of conflicting land uses

Augusta has many well-established, low-density neighborhoods. In many instances there are active neighborhood associations committed to protecting the integrity of the neighborhood and the quality of life. It is critical that neighborhoods are protected from other land uses that are not compatible with them, such as higher-density residential development, industrial facilities and commercial uses that generate high traffic volumes. Maintaining the integrity of existing low-density, single-family zones is the primary means for preserving established neighborhoods. Requiring natural buffers or allowing transitional land uses (e.g. professional offices, townhouses) are examples of other methods used to minimize the impact of more intense land uses on neighborhoods.

2. Guiding Policy: Protect neighborhoods from the adverse effects of special exceptions

Special Exceptions are land uses permitted in any zone when the local government finds that such use is essential or desirable to the public and is in keeping with the goals of the Comprehensive Plan. Examples of land uses permitted by special exception under the local zoning ordinance include churches, nursing homes, personal care homes, day care facilities (children and adults), transitional housing, funeral homes and private recreation facilities.

Special exceptions are carefully scrutinized because their impact on adjoining residential areas can vary depending on the proposed use. For example, the effect of a new church and related use is different from a family day care home. For this reason, special exceptions are considered on a case-by-case basis in accordance with the requirements and standards in the zoning ordinance. Minimum lot sizes, minimum road frontage, restrictions on hours of operation, limits on outdoor lighting and minimum spacing requirements are examples of the restrictions or conditions placed on special exceptions to minimize their impact on adjoining residential areas. For many special exceptions, a concept plan must be submitted at the time of application so that the effect of the use can be evaluated. With the exception of churches, and church related activities, a special exception must be established within six (6) months of approval or the special exception is no longer valid.

3. Guiding Policy: Encourage the redevelopment of older neighborhoods

It is imperative that all of Augusta's neighborhoods be desirable places in which to live and recreate. It is clear from the facts in the Community Assessment, as well as the issues raised by the public and stakeholders, that some neighborhoods have experienced a loss of population, housing deterioration, and economic decline in the last few decades. The resulting blight directly affects the remaining neighborhood residents, can lead to other social ills (e.g. higher crime rate) and reduces the quality of life for all residents of Augusta. These neighborhoods have been identified on both the Character Area and Future Development maps.

It also is clear that the public, private and non-profit sectors are working cooperatively to address many of the problems in older neighborhoods. Their combined efforts have resulted in the construction and rehabilitation of housing, improvements to public facilities, expansion of business, and creation of jobs. Much remains to be done, and this policy supports efforts to redevelop neighborhoods in accordance with more specific redevelopment plans and strategies.

4. Guiding Policy: Encourage infill development

This policy complements the policy to redevelop certain neighborhoods and commercial areas. It is designed to promote a more compact urban form and discourage the sprawl pattern of development. The policy encourages development in areas where adequate infrastructure (roads, utilities) and public facilities and services (fire and police

protection, parks) already exist. This policy will likely result in higher density development on some infill sites. Overlay zoning and design guidelines are two of the tools most often used to assure that infill development is compatible with existing residential and commercial development. The following policies will be applied as necessary to protect established neighborhoods adjacent to infill sites:

- **Multiple family and high-density, single-family residential development (six units or more per acre) should be permitted only in commercial areas and transitional commercial/residential areas. Spot zoning for such uses should not be permitted.**
- **Planned medium density single-family residential development (four to six units per acre), should be integrated into existing residential areas but consideration should be given as to the impact on traffic, schools, and recreation facilities. The subdivision of lots to create density greater than the surrounding areas should not be permitted.**

5. Guiding Policy: Encourage mixed-use development

Mixed-use development allows housing, some retail uses, and professional offices to locate on the same lot or in close proximity to one another. While contrary to the separation of land uses mandated by most local zoning ordinances, mixed-use development can be an effective tool to counteract the effects of sprawl. Depending on the location and scale, mixed-use development can be less costly than conventional development and can be employed in both urban and suburban settings.

Mixed-use development is practiced on a limited scale in Augusta. The zoning ordinance permits residential development in commercial zones. Some property owners have used this provision to establish apartments and condominiums on the upper stories of commercial buildings in downtown Augusta.

Depending on the location, mixed-use development, including housing, may be appropriate in an urban or suburban location designated for professional or commercial development. Once an appropriate location is identified, another option is to establish an overlay zone, including design guidelines, applicable to the mixed-use development.

6. Guiding Policy: Provide zoning for land suitable for projected new conventional single-family residential development

Most new low-density, single-family residential development is anticipated to be located on sites in the South Augusta and Belair character areas. Other parts of the city are already heavily developed and infill development will be the pattern in them. The current agricultural zoning in some areas allows for a mix of conventional and manufactured home development. It is recommended that land be rezoned from A (agricultural) to either R-1 (one-family residential) or R-MH (residential manufactured home) in areas where the average lot size is less than two (2) acres. If more than 40% of the housing units

in the area are manufactured homes, then rezoning to R-MH is appropriate. Otherwise, the area should be rezoned to R-1. This would leave substantial remaining areas where manufactured home development is permitted.

7. Guiding Policy: Provide zoning for land suitable for new manufactured homes

Manufactured housing currently represents about 10% of the housing market in Augusta, and is expected to remain about the same percentage in the future. Manufactured housing generally represents the most affordable housing available in the area. To accommodate them, this policy recommends the following actions:

- Amend the zoning ordinance to raise the minimum lot size in Agricultural zones to 2 acres,
- Rezone from Agricultural to Residential Manufactured Home those areas where manufactured homes comprise more than 40% of all units and the majority of lots are less than 2 acres in size.

8. Guiding Policy: Encourage the redevelopment of older commercial centers

An important part of the overall land use strategy is to encourage the redevelopment and reuse of older commercial centers that have been abandoned or vacated. Redevelopment makes use of existing infrastructure (roads, utilities, and buildings) and brings jobs and needed services to adjoining neighborhoods. It is also consistent with other policies in the designed to discourage additional commercial zoning, especially General Business zoning, except at major intersections.

Several older centers in Augusta have been successfully redeveloped and house a variety of uses, including call centers, institutional and professional offices, religious organizations, fitness clubs, and discount retailers. Others, most notably Regency Mall, remain vacant and a blight on the community and adjacent neighborhoods. It is important to recognize that a single redevelopment strategy will not fit all of the older commercial centers. The existing success stories offer some important clues for how to reoccupy traditional strip centers with a mix of institutional and business establishments. Regency Mall is a unique situation because of its size and the high cost to redevelop.

9. Guiding Policy: Encourage commercial development on principal arterial highways where commercial and / or industrial development is already established

This policy reflects a goal to limit most commercial development to major roadways. The fact is that principal arterial roads are the most appropriate locations for commercial development because they are designed to handle the vehicle traffic generated by such uses, thereby keeping such traffic out of residential areas.

Commercial zoning on the principal arterial roads should be limited to a maximum depth of 400 feet, measured from the right-of-way line, except at major intersections or at malls and regional shopping centers. For purposes of this policy, the applicable roads include those

identified as “Urban Principal Arterial” on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

It is important to minimize the impact of new commercial uses on adjoining residential areas. Some of the common measures used to screen or buffer new commercial uses from adjoining residential uses include retaining natural vegetative buffers that are already in place, planting trees and other natural vegetation in accordance with the requirements of the city’s tree ordinance, and erecting fences or walls. A combination of these measures may be necessary in some instances.

10. Guiding Policy: Discourage commercial and professional office development on minor arterials and collector roads where such development has not been established, except at major intersections

This policy is designed to limit commercial and professional office development on arterial roads and collector roads in order to protect established residential areas. The policy is also applicable in undeveloped areas where it is desirable to limit such development to major intersections in order to protect open space, agricultural land, and future residential areas.

In areas where there is a precedent for commercial and professional office development, commercial and professional zoning should be limited to a radius of approximately 500 feet from the center of intersections, and to a strip not more than 300 feet deep, if appropriate. For purposes of this policy, the applicable roads include those identified as “Urban Minor Arterial” and “Urban Collector” on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

There will be instances in which an existing residential structure is proposed for adaptive reuse as a professional office or neighborhood business. This will most often happen in older neighborhoods and at intersections that are transitioning from residential to non-residential use. Where such property is located within the 500-foot radius of such intersections, the rezoning may be appropriate under the following conditions:

- The zoning or development is restricted to the subject parcel,
- The existing residential structure can be adaptively reused without drastically changing the exterior appearance,
- Required off-street vehicle parking and loading areas are located in a side or rear yard, and
- Required parking is screened from adjoining residential uses.

11. Guiding Policy: Encourage industrial development in appropriate locations

Most existing industrial facilities in Augusta are located in close proximity to needed resources (water, utilities) and transportation facilities and away from residential areas. There

are exceptions and existing neighborhoods in close proximity to industrial uses need to be accommodated through appropriate emergency management assistance programs. To avoid potential land use conflicts in the future, industrial development should be confined to specific areas and spot zoning for industrial sites should not be permitted. Any new heavy industrial development should be confined to the areas in East Augusta to appropriate locations east of Georgia Highway 56 and to industrial parks and sites already zoned for such uses. Such locations might include some vacant sites in close proximity to Augusta Regional airport. Care should be taken to avoid locations in close proximity to established neighborhoods. Light industrial and warehousing development should be confined to areas on or near interstate highways and adjoining frontage roads, freeways, principal arterials and railroads. Spot zoning for industrial development in areas other than those identified should be prohibited.

12. Guiding Policy: Protect environmentally sensitive areas

Augusta-Richmond County has many environmentally sensitive areas, including floodplains, wetlands, aquifer recharge areas, natural habitats, and open space. The local government, private sector, and residents recognize the value of these resources and use a variety of tools to preserve them, educate the community, and protect them from insensitive development. Among the tools used are local development regulations and ordinances, flood mitigation planning, the Community Greenspace Program, and community outreach and education initiatives. As the city continues to grow, it will be important to use as many tools as possible to protect these resources.

One tool recently incorporated into the city's zoning ordinance is the conservation subdivision design. Conservation subdivisions are residential or mixed-use developments in which a significant portion of the land is set aside as undivided, permanently protected open space (approximately 25 to 40%) and the houses are clustered on smaller sized lots. Depending on the setting, green space in conservation subdivisions is used for passive recreation, habitat for wildlife, and to protect wetlands and floodplains.

Augusta's zoning ordinance allows conservation subdivisions to be developed at varying densities in most single-family residential zones. The ordinance specifies that a minimum of 40% of the conservation subdivision be permanently protected greenspace. A local builder is currently developing the plans for Augusta's first conservation subdivision. Augusta will also continue to implement the Community Greenspace Program using Georgia Greenspace funds and other available funding and incentives that can be used to convert sensitive environmental areas to permanently protected greenspace.

13. Guiding Policy: Encourage Quality Growth as a Development Option

Quality growth, or the application of some quality growth features, is a development option that would be suitable for vacant sites in rapidly growing parts of the city, or on infill or redevelopment sites.

DEFINITION OF QUALITY GROWTH

“Quality Growth, in many ways, means returning to the way we used to build our communities and neighborhoods; places where people could walk to school or the corner drugstore, pursue recreational activities at a nearby park, or just sit on the front porch and get to know their neighbors.”

Source: Georgia Department of Community Affairs

According to the Georgia Department of Community Affairs, some of the key features of communities or developments embracing quality growth are the following:

- The community is relatively compact, with densities matching those of older neighborhoods. The typical residential lot in Georgia is ¼ acre in size.
- An attractive town center that serves adjoining neighborhoods. The town center is pedestrian-friendly, has residences over shops and places where people can gather to talk, recreate or hold special events.
- Houses are located near the street and many have large front porches. Garages are located to the rear and accessed by alleys.
- Garage apartments or accessory living units are encouraged as a means of providing affordable housing.
- New subdivisions match the mix of housing types and styles of older neighborhoods.
- Sidewalks and bike trails are provided to encourage more walking and biking.
- Schools and playgrounds are located within neighborhoods to encourage more walking to school and make recreation facilities easily accessible.
- Street trees are planted to enhance community appearance and provide shade for pedestrians and bicyclists.
- Environmentally-sensitive areas are reserved as conservation areas or for passive recreation.
- Higher intensity uses (e.g. retail, office, apartments) are concentrated along major roadways, making it feasible to provide limited public transit on these roads.
- Commercial structures (e.g. retail, service, warehouse, office) are located near the street, with parking to the side or rear.
- Older strip centers are fixed up to match the traditional neighborhood pattern, with sidewalks being added, street trees planted, excessive signage removed and newer buildings constructed near the street.
- New industry or other major employers are located where they are accessible by transit, walking or bicycle.

The Georgia Department of Community Affairs can arrange for Quality Growth Resource Teams to help communities identify solutions to growth and development issues and expose them to quality growth concepts. Site visits by a Quality Growth Resource Team can be arranged at little of no cost to the community.

SHORT TERM WORK PROGRAM: 2008-2012

AUGUSTA-RICHMOND COUNTY

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
LAND USE / GROWTH MANAGEMENT								
Conduct more detailed studies of character areas, neighborhoods, activity centers or other areas as necessary	■	■	■	■	■	Neighborhood Associations, Planning Commission, Other Stakeholders	Staff Time	City
Evaluate the feasibility and merits of establishing mixed-use districts, Conservation districts or other types of overlay zones in various parts of the city	■	■	■	■	■	Neighborhood Associations, Planning Commission, Other Stakeholders	Staff Time	City
Update zoning map to reflect Community Agenda, existing land use and other relevant considerations	■				■	City Commission, Planning Commission	Staff Time	City
Update local zoning and development ordinances as necessary to achieve quality growth	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City
Address growth management issues through use of the Georgia Quality Growth Partnership’s <i>Smart Growth Toolkit</i>	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City
Identify other suburban sites for infill development or redevelopment			■				Staff Time	City

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Continue cooperation with adjacent communities and Fort Gordon regarding land use and re-zoning actions and other initiatives	■	■	■	■	■	City, Fort Gordon and adjacent communities	Staff Time	City, Fort Gordon
HOUSING								
Continue to implement modernization projects at Augusta Housing Authority sites	■	■	■	■	■	Augusta Housing Authority (AHA)	\$8.0 M	HUD
Develop and implement mixed-income housing projects at identified sites	■	■	■	■	■	Augusta Housing Authority (AHA), Augusta Affordable Housing Corp.	NA	Tax Credits, Private Sector
Rehabilitate 125 housing units for low income homeowners	■	■	■	■	■	HCD	\$4.0 M	HUD, Program Income
Rehabilitate 50 housing units for low income renters	■	■	■	■	■	HCD	\$1.0 M	HUD, Program Income
Complete emergency repairs on 100 housing units occupied by low income households	■	■	■	■	■	HCD	\$800,000	HUD, Program Income
Provide down payment assistance to 150 first-time homebuyers	■	■	■	■	■	HCD	\$1.125 M	HUD
Demolish 200 dilapidated housing units and rebuild new units on site for low income homeowners	■	■	■	■	■	Augusta License and Inspection Dept.	\$1.04 M	City, CDBG
Develop and implement new	■	■	■	■	■	City, CHDOs,	N/A	Various

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
and renovated housing projects in target areas per adopted plans and implementation plans.						Other Non-Profits, Private Developers		
Develop and implement economic development projects in target areas per adopted Neighborhood Revitalization Strategy and other initiatives	■	■	■	■	■	City, Non-Profits, Private Sector	N/A	Bonds, tax credits, private, City
Continue code enforcement program in the inner-city target area	■	■	■	■	■	Augusta License & Inspection Department	N/A	City
Acquire tax delinquent and abandoned properties through the Augusta Land Bank Authority for use in constructing affordable housing	■	■	■	■	■	Land Bank Authority	N/A	CDBG, City
ECONOMIC DEVELOPMENT								
Attract industry to the Augusta Corporate Park	■	■	■	■	■	County Development Authority, City	Staff Time	County Develop Auth., Chamber, City
Implement downtown revitalization projects as outlined in the <i>Joint Master Plan for the Augusta, GA and North Augusta, SC Regional Urban Core</i>	■	■	■	■	■	City, DDA, AT, Private	N/A	City, DDA, AT, Private
Implement enhancement projects on gateways into the city	■	■	■	■	■	City, GAP, Chamber, Private	N/A	City, GAP, Chamber, Private

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Attract new missions / partnerships to Fort Gordon	■	■	■	■	■	Fort Gordon, Chamber, City, CSRA Alliance for Fort Gordon	N/A	City, Private Sector, Others
Implement plan for redevelopment of former Regency Mall site	■	■	■	■	■	City, Non-Profit	NA	City, Non-Profit
New developments related to Biobusiness and / or biomedical research and technology park?	■	■	■	■	■	Georgia Medical Center Authority, MCG	NA	Georgia Medical Center Authority
CULTURAL (HISTORIC) RESOURCES								
Complete Downtown Augusta Walking Tour Brochures	■					City, Historic Augusta, Inc.	\$14,000	City, DNR
Issue Certificates of Appropriateness for 325 projects in local historic districts	■	■	■	■	■	Historic Preservation Commission	Staff Time	City, Historic Augusta, Inc.
Complete update of historic resource survey of the Harrisburg-West End Historic District	■	■				City, Consultant	\$17,000	DNR, City
Update Augusta Historic Preservation Plan (c. 1991)			■	■		City, Consultant, Community Stakeholders	NA	DNR, City
Evaluate the feasibility of using conservation districts as an alternative to historic district designation in some neighborhoods		■	■			Historic Preservation Commission, Historic Augusta, Inc.	Staff Time	HPC, Historic Augusta, Inc.

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
GREENSPACE AND NATURAL RESOURCES								
Continue to participate in the Georgia Greenspace Program and protection of environmentally sensitive lands as open space	■	■	■	■	■	Central Savannah River Land Trust, City	N/A	State, City, Private Sector
Continue work to eliminate invasive plant species from greenspace lands along Butler Creek	■	■	■	■	■	Central Savannah River Land Trust, City	\$	State, City, Private Sector
Continue to enforce the applicable requirements of the Part V Environmental Ordinances adopted by the City of Augusta	■	■	■	■	■	City	Staff Time	City
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance	■	■	■	■	■	City	Staff Time	City
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance	■	■	■	■	■	Augusta Engineering, Planning Commission	Staff Time	City
Continue community outreach related to water quality and quantity	■	■	■	■	■	AUD, Augusta Watershed Roundtable	Staff Time	State, City, Private Sector, Non-profits
Implement emission reduction strategies to demonstrate compliance with federal air quality standards	■	■	■	■	■	GA EPD, City, Various Stakeholders	Staff Time	State, City, Private Sector
Support implementation of the Phinizy Swamp Park Master Plan (buildings, education,	■	■	■	■	■	Southeastern Natural Sciences Academy,	N/A	City, Grants, Private

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
research, land management)						Private, City, School Systems		donations
COMMUNITY FACILITIES AND SERVICES								
Complete water & sewer projects funded by Series 2004 Bonds	■	■	■	■	■	AUD	\$189.6 M	Series 2004 Bonds
Complete design and construct a new Judicial Center	■	■	■	■		City, Court Officials, Contractor	\$74.0 M	SPLOST Phases II, IV & V
Relocation of Sheriff's Administration	■	■	■			Sheriff's Dept., City	\$3.0 M	SPLOST Phase V
Renovations to Richmond County Correctional Institution	■	■	■			City	\$750,000	SPLOST Phase V
Complete design & construct and furnish new main branch of Augusta Regional Library	■	■	■			City	\$26.0 M	SPLOST Phases IV & V, State & Private Funds
Design and construct new exhibit hall and trade center	■	■	■	■		City, CVB	\$20 M	SPLOST Phase V
Design & construct new pods at the Phinizy Road Jail	■	■	■			City, Sheriff's Department	\$24.0 M	SPLOST Phase V
Renovation of facilities for fire administration and training	■	■				Fire Department, Augusta Engineering	\$500,000	SPLOST Phase IV
Fire Stations and Training Center		■	■	■	■	Fire Department, Augusta Engineering	\$6.0 M	SPLOST Phase V

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Upgrade existing parks included on SPLOST Phase V project list	■	■	■	■	■	Recreation and Parks Department	\$5.0 M	SPLOST Phase V
Augusta Mini Theatre Improvements	■	■				Augusta Mini Theatre, City	\$500,000	SPLOST Phase V, CDBG
Lucy Craft Laney Museum Improvements	■	■	■			Laney Museum, City	\$200,000	SPLOST Phase V
Improvements to Various Recreation, Historic and Cultural Facilities	■	■	■			City, Non-Profit Organizations	\$400,000	SPLOST Phase V
Continue to implement the Augusta Wayfinding Signage Program	■	■	■			CVB, City, GDOT	\$140,000 (Phase 1A)	City, Grant
Complete public school construction, renovation and expansion projects as identified	■	■	■	■	■	RCBOE	NA	Sales Tax
TRANSPORTATION								
Reconstruct I-20 @ I-520 Interchange	■	■	■			FHWA, GDOT	\$193.0 M	FHWA, GDOT
Widen I-20 from 4 to 6 lanes from Belair Rd. to River Watch Pkwy.	■	■	■			FHWA, GDOT, Contractor	\$51.6 M	FHWA, GDOT
Construct St. Sebastian / Greene St. Ext. in vicinity of CSX Railroad & 15 th St.	■	■	■			GDOT, Augusta Engineering	\$30.3 M	FHWA, GDOT
Widen Bungalow Road from Richmond Hill Rd. to Peach Orchard Rd. Includes curb, gutter, sidewalks and piping.	■	■				Augusta Engineering, GDOT, Contractor	\$4.0 M	SPLOST Phase III
East Boundary road and drainage improvements from Broad St. to Laney-Walker Blvd.	■	■				Augusta Engineering	\$3.9 M	SPLOST Phase IV, CDBG

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Acquire ROW and widen Alexander Drive from 2 to 4 lanes from Washington Rd. to River Watch Pkwy.	■	■	■	■		GDOT, Augusta Engineering	\$13.89 M	FHWA, GDOT SPLOST Phase III
Acquire right-of-way to widen 15th St./MLK Blvd. from Government St. to Milledgeville Rd.		■	■	■		GDOT	\$5.0 M	FHWA, GDOT
Acquire right-of-way to widen Wrightsboro Rd. from 2 to 4 lanes from Jimmie Dyess Pkwy. to I-520 SB ramp	■	■				GDOT, Augusta Engineering	\$5.5 M	FHWA, GDOT, SPLOST Phase III
Preliminary engineering on construction of median barrier on Gordon Hwy. from Peach Orchard Rd. to Walton Way		■	■			GDOT	\$960,000	FHWA, GDOT
Windsor Spring Road Phase IV – Complete preliminary engineering and acquire ROW for widening from Willis Foreman Rd. to Tobacco Rd. (includes bridge @ Spirit Creek	■	■	■	■		GDOT, Augusta Engineering	\$33.16 M	FHWA, GDOT, SPLOST Phases III & IV
Windsor Spring Road Phase V – Complete preliminary engineering and acquire ROW for widening from Willis Foreman Rd. to SR 88 in Hephzibah (includes bridge @ NS Railroad	■	■	■	■		GDOT, Augusta Engineering	\$21.46 M	FHWA, GDOT, SPLOST Phases III & IV
Acquire ROW and widen I-520 from 4 to 6 lanes from Gordon Hwy. to Deans Bridge Rd. and reconstruct interchanges	■	■	■	■		FHWA, GDOT	\$8.97 M	FHWA, GDOT

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
15 th St. (SR 4) @ Central Ave. intersection improvements	■	■				GDOT	\$392,337	FHWA, GDOT
Traffic signal upgrades @ 11 locations on Washington Rd. (SR 28) and road resurfacing of Washington Rd.	■	■				GDOT, Contractor	\$4.0 M	FHWA, GDOT
Implement Transportation Enhancement projects at Augusta State University and on James Brown Blvd. (Streetscape)	■	■	■			GDOT, ASU, City	\$600,000 & \$200,000	FHWA, ASU, City
Construct intersection improvements on Washington Rd @ Boy Scout Rd. & Center West Pkwy.	■	■	■			Augusta Engineering	\$752,000	SPLOST Phase IV
Windsor Spring Rd. improvements from Peach Orchard Rd. to Wyman St. to Old Louisville Rd.	■	■				Augusta Engineering	\$2.13 M	SPLOST Phases I & III
Engineer and install downtown traffic signal & lighting upgrades – Broad St. area	■	■				Augusta Engineering	\$2.5 - 3.0 M	SPLOST Phase IV
Engineer and install downtown traffic signal & lighting upgrades – Telfair St. area		■	■			Augusta Engineering	NA Subject to availability of funds	SPLOST Phase IV
Engineer, acquire right-of-way & widen Marvin Griffin Rd. from 2 to 4 lanes from Mike Padgett Hwy. to Doug Barnard Pkwy.	■	■	■	■		Augusta Engineering	\$3.47 M	SPLOST Phases II & III
Widen Morgan Rd. from Tobacco Rd. to Deans Bridge Rd.	■	■				Augusta Engineering	\$2.34 M	SPLOST Phases I & III
Paving Various Roads, Phase IX (Paving of selected dirt roads)	■	■	■	■	■	Augusta Engineering	\$800,000	SPLOST Phase IV

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Implement any necessary improvement projects at Augusta Regional Airport and Daniel Field Airport	■	■	■	■	■	Augusta Aviation Commission, General Aviation Commission	N/A	Federal

KEY TO ABBREVIATIONS:

- DNR – Georgia Department of Natural Resources
- FHWA – Federal Highway Administration
- HUD – Housing and Urban Development Department
- GDOT – Georgia Department of Transportation
- GA EPD – Georgia Environmental Protection Division
- MCG – Medical College of Georgia
- City – City of Augusta
- AT – Augusta Tomorrow
- RCBOE – Richmond County Board of Education
- AHA – Augusta Housing Authority
- Augusta Engineering – Augusta Engineering Department
- AUD – Augusta Utilities Department
- HCD – Augusta Housing & Community Development Department
- CVB – Augusta Metro Convention & Visitors Bureau
- Chamber – Augusta Metro Chamber of Commerce
- GAP – Greater Augusta Progress
- ARTS – Augusta Regional Transportation Study

SUPPLEMENTAL PLANS

The following list of supplemental plans is incorporated by reference into the Comprehensive Plan. The plans were developed by or for a number of different community stakeholders. Not all are used directly by the City of Augusta. Most have been completed in the last few years, while others are in the process of being updated at the present time. Some are dated publications, but still contain information and concepts that could be employed in addressing community needs and issues. Some may be outdated or are only partially relevant to current conditions and future plans for the city. They cover a wide range of issues, including land use, public facilities, solid waste, transportation, historic preservation, neighborhood land use and redevelopment, greenspace and economic.

- ❑ **Historic Preservation Plan, Augusta and Richmond County**, prepared by Historic Augusta, Inc. – 1991
- ❑ **Solid Waste Management Plan: 1993-2003 for Augusta-Richmond County, Hephzibah and Blythe** (includes five-year Short Term Work for 1998-2003), CSRA Regional Development Center (CSRA RDC) – June 1993. **In the process of being updated for the City of Augusta by Resource Recycling Systems, Inc. August 2008**
- ❑ **The Augusta Canal Master Plan**, prepared for The Augusta Canal Authority by the Joint Venture of CityDesign Collaborative and Lane, Frenchman and Associates – December 1993
- ❑ **City of Augusta Neighborhood Plans**, prepared by the Augusta-Richmond County Planning Commission (ARCPC) – 1995-96
- ❑ **Summerville Historic District Design Guidelines**, prepared for the Summerville Neighborhood Association by Frazier and Associates, 1996
- ❑ **Augusta 2001 – A Strategic Assessment**, prepared for Greater Augusta Progress, Inc. by LDR International – February 1998
- ❑ **A Redevelopment Strategy for Regency Mall and Surrounding Area**, prepared for Greater Augusta Progress, Inc. by Winward Properties, LLC – January 2000 (includes separate **Market Analysis Report** by Robert Charles Lesser & Co. – November 1999)
- ❑ **Master Plan 2000 for Water and Wastewater Systems**, prepared for Augusta Utilities Department by CH2MHill, Inc. – February 2000
- ❑ **Medical Center Traffic Operations Study**, prepared for the Augusta Regional Transportation Study by Day Wilburn Associates – July 2000
- ❑ **Augusta-Richmond County Corridor / Gateway Action Plan**, LDR International and Basile Baumann Prost and Associates – November 2000 (includes separate **Summary Analysis Report** – June 2000)

- ❑ **Augusta 2000 City Center Master Plan Update**, prepared for Augusta Tomorrow, Inc. by LDR International – January 2001. **In the process of being updated for Augusta Tomorrow, Inc. by ICON Architecture, Inc. as the Joint Master Plan for the Augusta, Georgia and North Augusta, South Carolina Regional Urban Core. Expected to be completed in early 2009.**
- ❑ **Augusta Public Transit, Transit System Analysis**, prepared for the Augusta Transit Department by Manuel Padron and Associates – November 2001. **In the process of being updated. New Transit Development Plan to be completed by spring 2009.**
- ❑ **Regional Advanced Transportation Management System Master Plan**, prepared for the Augusta Regional Transportation Study by PB Farradyne, Inc. – April 2002
- ❑ **Downtown Historic District Design Guidelines**, prepared for the Augusta Historic Preservation Commission by Frazier and Associates, August 2002
- ❑ **Community Greenspace Program for Augusta-Richmond County**, prepared by the ARCPC – November 2000, updated October 2002
- ❑ **Regional Bicycle and Pedestrian Plan**, prepared for the Augusta Regional Transportation Study by ARCADIS, Inc. – January 2003
- ❑ **Augusta Watershed Assessment Report**, prepared for Augusta Utilities Department by PARSONS, Inc., January 2003
- ❑ **Service Delivery Strategy for Augusta-Richmond County, Hephzibah and Blythe**, ARCPC - May 1999 (recertified in April 2004). **In the process of being updated. To be completed and adopted by October 2008**
- ❑ **Engineer's Report, Water and Sewerage Revenue Bonds, Series 2004**, prepared for Augusta Utilities Department by CH2MHill, Inc. – November 2004
- ❑ **Destination 2020: A Vision for the Augusta Region**, prepared for the Destination 2020 Steering Committee by Community Volunteers, 2005
- ❑ **City of Augusta, Design to End Chronic Homelessness in Augusta**, prepared for the Mayor's Council on Homelessness, March 2005
- ❑ **City of Augusta Consolidated Plan, 2005-09**, prepared for the Mayor and Augusta Commission by the Augusta Housing and Community Development Department – (Five-Year Plan for CDBG, HOME and ESG Programs), March 2005
- ❑ **Parking Study for Downtown Augusta**, prepared for the Augusta Downtown Development Authority by Carl Walker, Inc., April 2005

- ❑ **Partnership for Growth, Fort Gordon Joint Land Use Study**, prepared for Fort Gordon, Augusta-Richmond County, Columbia County, Jefferson County and McDuffie County by the CSRA RDC, August 2005.
- ❑ **Year 2030 Regional Long Range Transportation Plan, Augusta Regional Transportation Study**, prepared URS Corporation, September 2005
- ❑ **Olde Town Historic District Design Guidelines**, prepared for the Augusta Historic Preservation Commission and the Olde Town Neighborhood Association by Edwards-Pitman Environmental, Inc., 2006
- ❑ **Augusta Third Level Canal and Laney Walker Neighborhood, Charrette Report: Strategic Concepts and Recommendations**, prepared for the Augusta Third Level Canal Task Force by MACTEC Engineering and Consulting, May 2006
- ❑ **Regional Transportation Improvement Program, 2008-2011, Augusta Regional Transportation Study**, prepared by the ARCPC – June 2007

PLAN AMENDMENTS AND UPDATES

Community planning is a continuous process and the Comprehensive Plan will be amended and updated in accordance with the *Standards and Procedures for Local Comprehensive Planning*. The City will monitor change in such areas as housing, population, employment, and land use, and amend the plan in response to such changes. The City will consult with the CSRA Regional Development Center in determining whether a proposed amendment to the Comprehensive Plan is a major or minor amendment. Depending on the scope and extent of the change, the City will complete either a minor or major plan amendment to the plan.

The City will update the STWP every five (5) years. Thereafter, the Comprehensive Plan will be updated, at a minimum, every ten years. Amendments and updates will be completed in accordance with the applicable submittal, review and public participation procedures.

Minor Plan Amendment

A minor plan amendment will be triggered by changes that are purely local in nature and do not affect another local government. The Augusta Commission will adopt a minor amendment at any time during the year, and send a summary of such action to the CSRA Regional Development Center on an annual basis.

Major Plan Amendment

A major amendment will be triggered by significant changes that alter the basic tenets of all or part of the Comprehensive Plan or potentially affect another local government. Examples of significant changes include: (1) changes of 10% or more in the population (increase or decrease) on which the plan is based; (2) changes in the Future Development Pattern Map that propose more intense or dense uses located in close proximity to an adjoining local government; (3) and changes in the planned location of public facilities (water, sewer, transportation) to areas not previously projected to receive such facilities or improvements. Major plan amendments will follow the submittal and review procedures outlined in the *Standards and Procedures for Local Comprehensive Planning* applicable to the *Community Agenda*. This includes holding a minimum of one public hearing to inform the public of the City's intent to file a major plan amendment and to receive suggestions and comments on the proposed amendment.

Short Term Work Program Update

Augusta –Richmond County will update the STWP every five years. In keeping with the Minimum Planning Standards, the STWP update will include a list of projects for the subsequent five-year period, and report of plan accomplishments that identifies the status of each activity in the current STWP. The report of accomplishments will classify projects in one of four categories: completed, underway, postponed, or deleted. A minimum of one public hearing will be held to inform the public of the City's intent to update the STWP and to receive suggestions and comments on the proposed update. STWP updates will follow the submittal and review procedures outlined in the *Standards and Procedures for Local Comprehensive Planning* applicable to the *Community Agenda*. This includes holding a minimum of one public hearing to inform the public of the City's intent to update the STWP and to receive suggestions and comments on the proposed update.

Comprehensive Plan Update

The Augusta-Richmond County Comprehensive Plan will be updated, at a minimum, every ten years. Every five (5) years, the City will determine if the Comprehensive Plan warrants a major update based on the extent of change that has occurred by then. If changes have occurred and not been included in the Plan through amendments, then a complete update will be undertaken in accordance with the *Standards and Procedures for Local Comprehensive Planning*.

Annual Monitoring of Comprehensive Plan

The Comprehensive Plan will be monitored on an annual basis. The Augusta-Richmond County Planning Commission will prepare a written report for the Augusta Commission summarizing, at a minimum, changes in the number of housing units, population estimates, land absorbed by residential and non-residential development, rezoning in relation to the Future Development Pattern Map, and status of projects in the Short Term Work Program. The results of the monitoring will be used to decide whether or not to make minor and major amendments to the plan.